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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION**

DATE: July 10, 2014

PLACE/TIME: City Hall, Room 202
7:30 p.m.

ATTENDING: Larry Schwirian, Chairman
Don Lang, Member
Laurie Malcom, Member
Jeff Riklin, Member
Jay Walter, Member
Jon Sales, Alternate
Barbara Kurze, Commission Staff
See Attendance List

ABSENT: Paul Snyder, Member
Beth Corr, Alternate

The meeting was called to order at 7:30 pm with Larry Schwirian serving as Chair. Voting permanent members were L. Schwirian, D. Lang, L. Malcom, J. Riklin, and J. Walter. Alternate member J. Sales also voted. B. Kurze, Senior Preservation Planner, acted as recording secretary and the meeting was digitally recorded on an H2 Zoom recording device.

48 Pettee Street – Certificate of Appropriateness

Owner Michael O'Neil presented his application to replace two vinyl windows on the left side of the house. He planned to install wood windows similar to the two-over-two vertical windows in the rest of the house and to keep the existing trim; the length of the windows would be shortened to accommodate the kitchen counters.

Materials Reviewed:
Photographs

L. Schwirian noted that vinyl clad wood might be more durable than a plain wood window (new growth wood was softer) and that the Commission had approved vinyl clad wood for other projects. J. Walter stated that the replacement windows had to have simulated divided lights (SDLs).

L. Malcom motioned to accept the application with the requirements that the replacement windows were either wood or vinyl clad wood, were two-over-two vertical, kept the existing trim, and had simulated divided lights (SDLs). J. Walter seconded the motion. J. Riklin abstained. This motion was passed 5-0 with one abstention.

RECORD OF ACTION:

DATE: July 10, 2014

SUBJECT: 48 Pettee Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 10, 2014 the Newton Upper Falls Historic District Commission, by vote of 5-0:

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 48 Pettee Street to replace two windows with the requirements that the replacement windows: 1) be either wood or vinyl clad wood; 2) be two over two vertical; 3) keep the existing trim; and 4) have Simulated Divided Lights (SDLs).

Voting in the Affirmative:

Larry Schwirian, Chairman
Jay Walter, Member

Donald Lang, Member
Jon Sales, Alternate

Laurie Malcom, Member

Abstaining:

Jeff Riklin, Member

1238 Chestnut Street – Certificate of Appropriateness

Charlotte Maynard, owner and operator of 1238 Chestnut Street Trust, presented the application to install a new door on the Oak Street side of the commercial building. She explained that there were entrances at 90 Oak Street and at 80 Oak Street, but she had difficulty finding tenants for the first floor interior space because the only access was through the loading dock. She planned to change one of the windows into a door (the third window to the right of the transformer area) and would install an accessibility ramp.

Materials Reviewed:

Photographs

Site plan

Elevation

Commission members asked what materials would be used. C. Maynard stated that they would use brick along the entrance, stone and brick for the steps, and poured concrete with brick siding for the ramp (similar to the recently installed ramp on the other side of the building). She did not believe that there would be a handrail; D. Lang noted that a 1:20 slope would not require a handrail. There would also be a low, landscaped brick wall. D. Lang recommended using cast concrete caps that matched the existing window sills. J. Walter proposed that the door surround be stucco material that matched the concrete texture. C. Maynard stated that the doors had to be fire-rated metal for commercial use; L. Schwirian suggested that they use storefront aluminum and glass. C. Maynard stated that the door would be similar to another set of doors installed at the property, but with a higher level of finish; bronze-colored anodized aluminum.

J. Riklin asked about signage; C. Maynard stated that there would not be a sign or canopy, but the address and company name would be on the glass door. A light fixture would be on either side of the door and would be

similar to the fixtures at 26 Ossipee Road. Commission members suggested parging the section behind the transformer.

J. Walter motioned to accept the proposed new door as shown in the drawings with the requirements that there would be brick on the side of the ramp, concrete caps on the brick walls similar to the window sills, the doorway surround would be of masonry stucco, and the door would be storefront anodized aluminum system with color to match the existing windows. J. Riklin seconded the motion. This motion was passed unanimously.

RECORD OF ACTION:

DATE: July 10, 2014

SUBJECT: 1238 Chestnut Street - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 10, 2014 the Newton Upper Falls Historic District Commission, by vote of 6-0:

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 1238 Chestnut Street to install a door with the requirements that: 1) brick be used on the side of the ramp; 2) concrete caps be used on the brick walls similar to the windowsills; 3) the doorway surround be in masonry stucco; and 4) the door be a storefront anodized aluminum system with the color to match the existing windows.

Voting in the Affirmative:

Larry Schwirian, Chairman
Jeff Riklin, Member

Donald Lang, Member
Jay Walter, Member

Laurie Malcom, Member
Jon Sales, Alternate

51 Pettee Street , Unit 32 – Certificate of Appropriateness

Owner Alissa Segal presented the application to replace 10 windows; two double-hung windows were on the High Street side, and four double-hung and four picture windows were on the back of the building. The proposed windows were Renewal by Andersen and would match the existing windows. A. Segal noted that Renewal by Andersen replacement windows were approved for the front of the building for Unit 27.

Materials Reviewed:

Assessor's map

Photographs

Product specifications

Commission members noted that the Commission had approved this type of window before. J. Riklin stated that the windows on the back were visible from High Street. D. Lang confirmed that the Andersen full divided light was the same as a simulated divided light and had a spacer bar. D. Lang asked whether the mullion would be standard or wide; A. Segal stated that the existing mullions would be duplicated. A. Segal stated that the existing windows were wood; D. Lang commented that the existing windows could be repaired and improved to make them energy efficient. Commission members commented that the owner might be eligible for a tax credit for the replacement windows.

J. Riklin motioned to accept the Andersen Renewal windows as proposed based on the fact that they would be reproductions of the units that had previously been approved, including the size of the muntins. L. Malcom seconded the motion. This motion was passed unanimously.

RECORD OF ACTION:

DATE: July 10, 2014

SUBJECT: 51 Pettee Street, Unit 32 - Certificate of Appropriateness

At a scheduled meeting and public hearing on July 10, 2014 the Newton Upper Falls Historic District Commission, by vote of 6-0:

RESOLVED to issue a Certificate of Appropriateness for the application as submitted at 51 Pettee Street, Unit 32 to replace 10 windows with Andersen Renewal windows based on the fact that the replacement windows will be reproductions of Andersen Renewal windows previously approved for 51 Pettee Street, including the size of the muntins.

Voting in the Affirmative:

Larry Schwirian, Chairman
Jeff Riklin, Member

Donald Lang, Member
Jay Walter, Member

Laurie Malcom, Member
Jon Sales, Alternate

Administrative Discussion:

a) Approval of Minutes

The Commission approved the May 2014 minutes.

b) Code of Conduct Forms

B. Kurze distributed the City of Newton Code of Conduct forms to the Commission members.

c) Update on 72 Cottage Street

B. Kurze noted that the applicants had advised Commission staff that the building would need to be demolished. Staff reminded the applicants that the Certificate of Approval required them to provide a structural engineering report that clearly identified what was required to be removed.

d) Newton Preservation Awards

J. Riklin asked Commission members to think about possible nominations for the 2014 Newton Preservation Awards.

The meeting was adjourned at 8:15 p.m.

Recorded by Barbara Kurze, Senior Preservation Planner